

142.0

0009

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,430,500 / 1,430,500
USE VALUE: 1,430,500 / 1,430,500
ASSESSED: 1,430,500 / 1,430,500

Total Card / Total Parcel

1,430,500 / 1,430,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: XIONG JAY & NANCY	
Owner 2:	
Owner 3:	

Street 1: 150 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4591 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6000.000		950,500				480,000		1,430,500						92269	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						04/27/20	



USER DEFINED

Prior Id # 1:	92269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:49:18
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	142.0-0009-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	950,500	0	6,000.	480,000	1,430,500		Year end	12/23/2021
2021	101	FV	921,300	0	6,000.	480,000	1,401,300		Year End Roll	12/10/2020
2020	132	FV		0	5,000.	68,400	68,400	68,400	Year End Roll	12/18/2019
2019	132	FV		0	5,000.	64,100	64,100	64,100	Year End Roll	1/3/2019
2018	132	FV		0	5,000.	53,000	53,000	53,000	Year End Roll	12/20/2017
2017	132	FV		0	5,000.	48,700	48,700	48,700	Year End Roll	1/3/2017
2016	132	FV		0	5,000.	44,500	44,500	44,500	Year End	1/4/2016
2015	132	FV		0	5,000.	43,600	43,600	43,600	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
SEAVER PROPERTI	75297-394	1	8/4/2020		1,520,000	No	No								
BALYOZIAN ALBER	73408-569	1	10/4/2019	Portion-Asst	460,000	No	No								Sold Zero Lot (5000 sq ft) plus 1000 feet of
BALYOZIAN MAR	54275-546		2/9/2010	Convenience	99	No	No								
BALYOZIAN ALBE	51363-429		6/26/2008	Family	99	No	No								
BALYOZIAN ALBE	51289-479		6/10/2008	Family	99	No	No								
BALYOZIAN MARGA	38141-75		2/28/2003	Family	99	No	No								
KHACHADOORIAN M	24000-271		12/6/1993		285,000	No	No	Y							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1461	New Buil	397,700	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
4/27/2020	Measured	DGM	D Mann
4/22/2020		DGM	D Mann
1/22/2009	Vacant Lot	372	PATRIOT
11/16/1999	Vacant Lot	256	PATRIOT
1/1/1919			

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 2	Rating: Average			AKA 150 Highland Ave.													
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 2	Rating: Average																
Prime Wall: 2	- Clapboard			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: B+ - Good (+)				CONDOS INFORMATION				Lvl 2													
Year Blt: 2020	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G21		Fact: .		Floor:				Totals				RMs: 9	BRs: 4	Baths: 2	HB: 2						
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	1.0 %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2	- Plaster			Functional:				Interior:	1	9	4										
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total:	1 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 130.00				Heating:													
Bsmnt Gar: 1				Size Adj.: 0.93359214				General:													
Electric: 3 - Typical				Const Adj.: 0.97990203																	
Insulation: 2 - Typical				Adj \$ / SQ: 118.928																	
Int vs Ext:				Other Features: 127656																	
Heat Fuel: 2 - Gas				Grade Factor: 1.46																	
Heat Type: 12 - Floor Furnac				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: Yes		Central Vac: NO		Adj Total: 960078																	
% Com Wal		% Sprinkled		Depreciation: 9601																	
				Depreciated Total: 950478																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.0-0009-0002.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:				Total Special Features:			Total:									